

Chapter 15.16 MANUFACTURED BUILDINGS AND MOBILEHOME PARKS

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Article I Manufactured Building Construction and Installation

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15.16.010 Definition.

"Manufactured building" means any manufactured, pre-manufactured, modular or mobilehome building, dwelling or structure, including miscellaneous accessory buildings or structures or appurtenances thereto: (1) not constructed on-site; or (2) not constructed under the provisions of the applicable Uniform Building Codes.

(Ord. 419 § 4 (part), 1994: prior code § 8-5.01)

15.16.020 Permit required.

A permit shall be required for the construction and installation of all manufactured buildings.

(Ord. 419 § 4 (part), 1994: prior code § 8-5.02)

15.16.030 Permit fees.

The fees for a permit to install, assemble, alter, add to, repair or construct each manufactured building, miscellaneous accessory structure and electrical, plumbing and mechanical installation, shall be as follows:

- A. Plan Review Fee. Forty-five dollars (\$45.00) per hour, with a minimum charge of one-half hour.
- B. Installation/Construction Fee. The permit fee shall be based upon the total contract price or the total valuation of all work, whichever is greater, as follows:

Total Valuation/Contract	Fee
Up to \$1,500.00	\$30.00

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\$1,501.00 to \$3,000.00	\$45.00
\$3,001.00 to \$25,000.00	\$55.00 or 1.25% of valuation, whichever is greater.
\$25,000.00 and greater	\$321.50 or 1.0% of valuation, whichever is greater.

C. Accessory Building or Structures.

1. Each cabana or ramada	\$95.00
2. Each private garage	\$110.00
3. Each awning garage	\$45.00
4. Each porch, deck	\$45.00
5. Each storage shed	\$30.00

(Ord. 419 § 4 (part), 1994: prior code § 8-5.03)

15.16.040 Inspections, investigations and other fees.

- A. All construction, installation or work shall be inspected as required by the Uniform Building Code, including Section 305.
- B. Fees for other than normal inspections, field or office technical services shall be as specified by the Uniform Building Code, Table No 3-A.
- C. Whenever any work for which a permit is required has been commenced without first obtaining the permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee shall be collected and shall be an amount equal and in addition to the amount of the permit fee required.

(Prior code § 8-5.04)

Article II Mobilehome Park and Mobilehome Subdivision Construction Permits

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15.16.050 Permit required.

A permit shall be required for the construction and installation of all improvements made to a mobilehome subdivision or mobilehome park.

(Ord. 419 § 5 (part), 1994: prior code § 8-6.01)

15.16.060 Permit fees.

The fees for a permit to construct, install, enlarge, alter or repair any improvement within a mobilehome park or mobilehome subdivision shall be as follows:

A. Plan Review Fee (minimum charge 1/2 hour)	\$45.00 per hour
B. Electrical Permit Fees:	
1. Each park service	37.50
2. Each unit substation or secondary distribution transformer	18.50
3. Each alteration or replacement of a service or transformer	18.50
4. Each individual lot service	18.50
5. Each alteration, repair or replacement of individual lot service equipment	18.50
6. Each street light, including the conduit, conductors and controls	18.50
7. Other electrical apparatus, circuits, conduits and conductors for which a permit is required, but for which no fee is set forth herein	11.00
8. Permit Issuance	
For issuing each permit	15.00
For issuing each supplemental permit	4.50

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9. Minimum electrical permit fee	30.00
C. Plumbing Permit Fees	
1. Each park drain system	14.00
2. Each private sewage disposal system or park treatment installation	40.00
3. Each individual lot sewer	15.00
4. Each alteration or repair of drainage or vent piping	7.00
5. Each water service	7.00
6. Each backflow prevention device	7.00
7. Each alteration, repair or replacement of water fixtures or equipment	7.00
8. Each lawn sprinkler system	7.00
9. Each fire hydrant or riser	7.00
10. Each gas piping system	7.00
11. Each installation of a LPG tank of 60 gallons capacity or more	7.00
12. Each mobilehome lot gas riser	7.00
13. Each alteration, repair or replacement of gas distribution equipment	7.00
14. Each installation of equipment for which no fee is listed	7.00
15. Permit Issuance	
For issuing each permit	20.00
For issuing each supplemental permit	10.00

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16. Minimum plumbing permit	30.00
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(Ord. 419 § 5 (part), 1994: prior code § 8-6.02)

15.16.070 Other inspections and fees.

- A. All construction, installation and work shall be inspected as required by state law and/or the Uniform Building Code, including Section 305.
- B. Fees for work not covered herein and fees for other than normal inspection, field or office technical services shall be as specified in Chapter 15.04 of this title.
- C. Whenever any work for which a permit is required has been commenced without first obtaining the permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee shall be collected and shall be equal to and in addition to, the amount of the permit fee required.

(Ord. 419 § 5 (part), 1994: prior code § 8-6.03)

Article III Regulation of Temporary Occupancy of Mobilehomes, Trailers or Recreational Vehicles

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15.16.080 Definitions.

For the purpose of this article, unless otherwise apparent from the context, certain words and phrases used, in this article are defined as follows:

"Mobilehome" shall be as defined in Section 17.08.540 of this code.

"Moveable vehicle," "trailer" and "recreational vehicle" means any motorhome, trailer, travel trailer, tent trailer, fifth wheel trailer, camp car, van or van conversion, camper shell or unit (whether or not it is truck mounted) or other similar vehicles (motorized or not) not built or intended for permanent fixed situs occupancy.

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"Occupation" or "occupancy" means the use of a mobilehome, trailer or recreational vehicle as a place of human habitation or as a dwelling, when used by one or more individual or family for living and sleeping.

(Prior code § 8-7.01)

15.16.090 Temporary occupancy permits—When required.

- A. No permit shall be required for the occupation of a moveable vehicle for less than twenty-one (21) days; provided, that in the discretion of the building official, health, safety and sanitation requirements of the city are met and that a nuisance to surrounding properties is not created. In the event the building official determines a temporary occupancy for less than twenty-one (21) days violates health, safety or sanitation ordinances or regulations or a nuisance is created for surrounding properties he or she shall take action or refer the matter for appropriate corrective action pursuant to other provisions of this code.
- B. A permit shall be required for occupation of a moveable vehicle on a site or sites, on public or private property, within city limits for a time period exceeding twenty-one (21) days within any three hundred sixty-five (365) day period.
- C. Nothing herein shall authorize the occupancy of an automobile for any period.

(Prior code § 8-7.02)

15.16.100 Conditions of approval for temporary occupancy permits.

- A. Applications for temporary occupancy permits, when required, shall be submitted to the city building official and shall be granted only upon review and consideration of the following:
 - 1. Compliance with health and safety regulations;
 - 2. Potential for disturbance to adjacent property uses;
 - 3. The applicant's justification for the request; and
 - 4. The specific length of time of proposed occupancy.
- B. The building official may issue a temporary occupancy permit for only when all of the following conditions are met:
 - 1. When for construction-related temporary occupancy, a building permit for a permanent dwelling or building has been issued;
 - 2. The proposed temporary siting does not violate any valid existing deed restrictions or applicable covenants, conditions or restrictions (CC&Rs) of record;
 - 3. The mobilehome, trailer or recreational vehicle will, at all times, be connected to the approved permanent water supply and sewage disposal facility;
 - 4. The building permit and temporary occupancy permit holder shall agree in writing to hold the city harmless for any damages or injuries which may result from the approval of a temporary occupancy permit;
 - 5. The applicant shall deposit a bond or cash amount equal to the cost of removal of the mobilehome, trailer or recreational vehicle, but in no event less than two hundred fifty dollars (\$250.00).

(Prior code § 8-7.03)

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15.16.110 Duration of temporary occupancy permits.

- A. Temporary occupancy permits shall not exceed the following periods:
1. For non-construction-related temporary occupancy, three months, with no more than three renewals upon approval by the building official and payment of the fees for each renewal;
 2. For construction-related temporary occupancy, a maximum of one year, provided that after issuance, the building permit shall be maintained in a current status. In the event that the building permit expires or is suspended or revoked, any mobilehome, trailer or recreational vehicle shall be removed from the parcel within thirty (30) days and occupancy shall immediately terminate. Any building permit extension or reapplication may not include a temporary occupancy permit for the same use previously granted.
- B. If, in the opinion of the building official, the terms and conditions of a temporary occupancy permit are violated, the building official may suspend or revoke the permit.

(Prior code § 8-7.04)

15.16.120 Application or refund of deposit.

- A. The deposit or bond required by Section 15.16.100(B)(5) of this chapter shall be refunded upon the removal of the mobilehome, trailer or recreational vehicle from the site for which a temporary permit has been issued on or before the date of the expiration of the permit or within thirty (30) days from the suspension or revocation of the permit or the related building permit, whichever date is sooner.
- B. In the event that the mobilehome, trailer or recreational vehicle is not removed from the site for which a temporary occupancy permit has been granted at the expiration of the permit or within thirty (30) days from the suspension or revocation of the permit or the related building permit, the deposit may be applied by the city to the actual cost of removal and any storage or related fees incurred by the city. Any costs reasonably incurred by the city not covered or satisfied by the deposit shall be paid to the city as a condition of recovery of possession of the mobilehome, trailer or recreational vehicle.

(Prior code § 8-7.06)

15.16.130 Fees.

The fee for temporary occupancy permits shall be seventy-five dollars (\$75.00) per each three-month period provided for in the term of permit. The city council may increase such fees as deemed necessary in the future by resolution.

(Prior code § 8-7.07)

15.16.140 Appeals.

Any decision of the building official pursuant to this article may be appealed to the planning commission by any applicant for or holder of a temporary occupancy permit or other party adversely affected by such decision by the filing of a written notice of appeal stating the grounds for the appeal with the building official or city clerk. The planning commission shall hear and decide any appeal at the next regularly scheduled commission meeting to be held more than seventy-two (72) hours following the filing of a notice of an appeal. A copy of the notice of appeal shall be given to the permit holder by personal service or certified mail if the appeal is filed by any other party. The filing of an appeal shall not stay the suspension or revocation of a temporary occupancy permit.

(Prior code § 8-7.08)

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15.16.150 Violation of article—Penalty.

Notwithstanding any other provisions of this article, any violation of this article or any modification thereto, shall be punishable as an infraction, as provided in Chapter 1.24 of this code.

(Prior code § 8-7.09)